



CONNECTING AND TRANSFORMING CALIFORNIA

Alan Glen, Director of Real Property

Agenda Item 4-6: Right-of-Way

March 8, 2016

Sacramento, CA

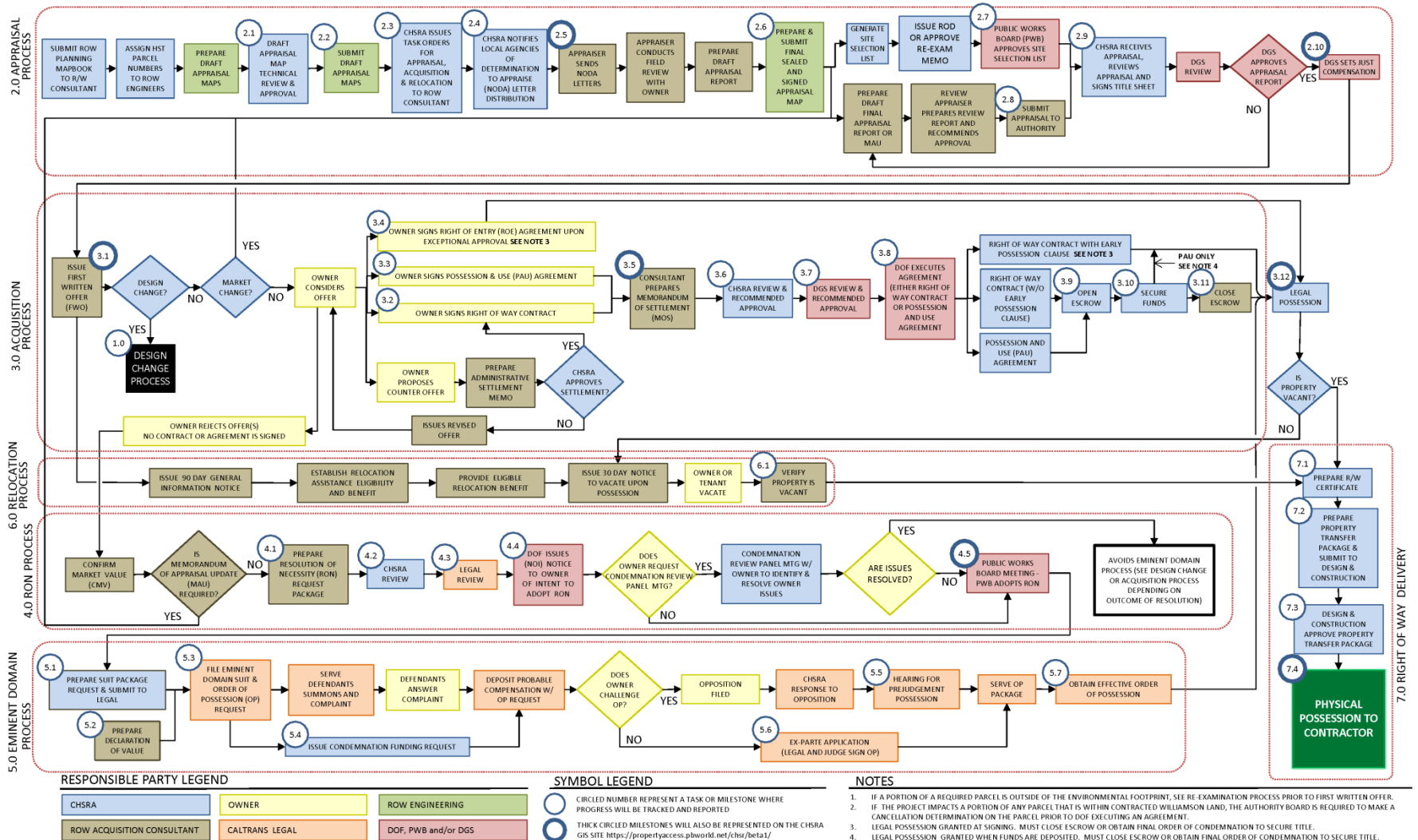


RIGHT-OF-WAY PROGRAM UPDATE

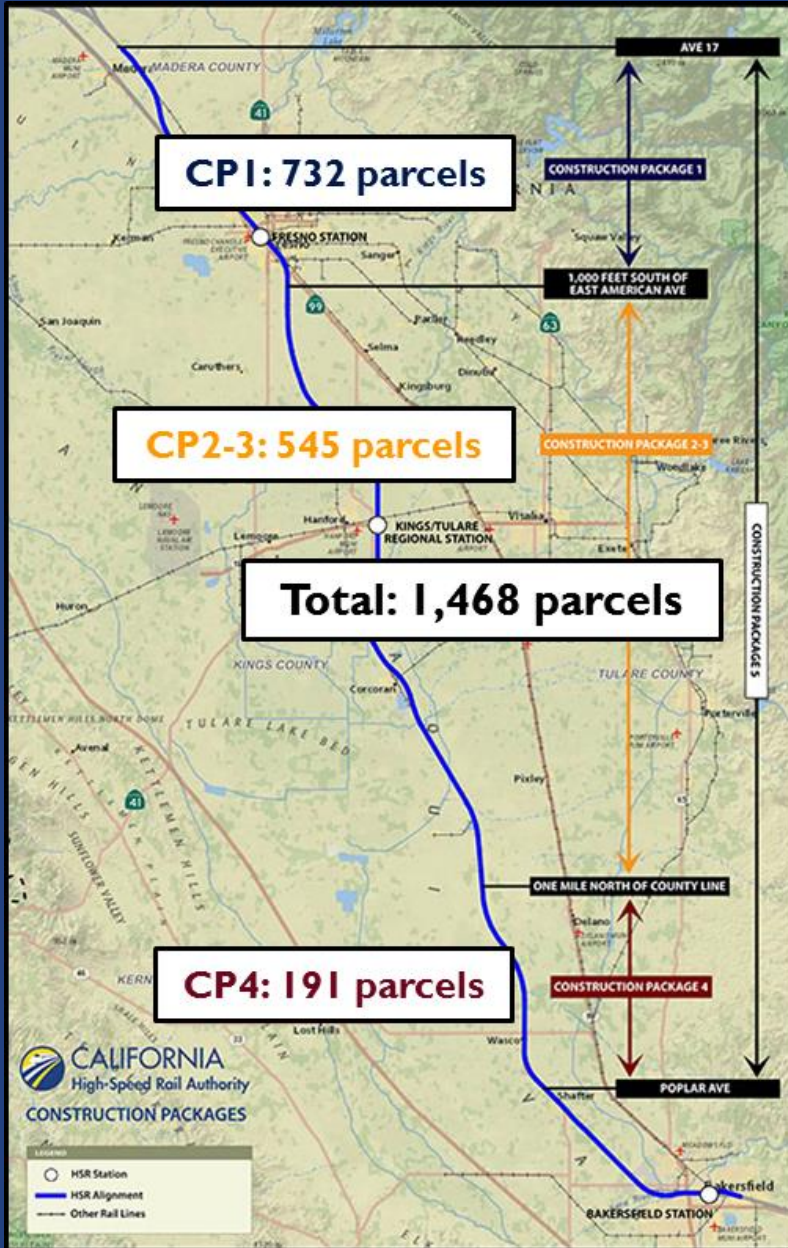
RIGHT-OF-WAY ACQUISITION PROCESS



RIGHT OF WAY ACQUISITION PROCESS



PARCELS NEEDED FOR CONSTRUCTION IN CENTRAL VALLEY



ROW – CP1, CP2-3 AND CP4 PARCELS DELIVERED TO DESIGN BUILDER (DB) BY YEAR

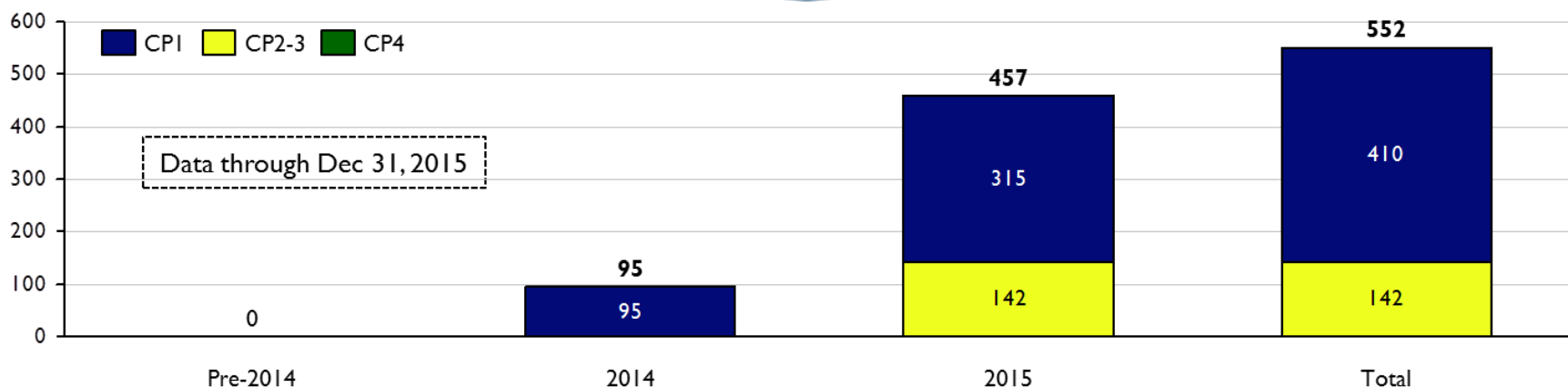
2014 – Cumulative Total Delivered to DB by CP
(in number of parcels)

	Jan 1, 2014	Dec 31, 2014
CPI	0	95
CP2-3	0	0
CP4	0	0
Total	0	95

2015 – Cumulative Total Delivered to DB by CP
(in number of parcels)

	Jan 1, 2015	Dec 31, 2015	2015 Total
CPI	95	410	315
CP2-3	0	142	142
CP4	0	0	0
Total	95	552	457

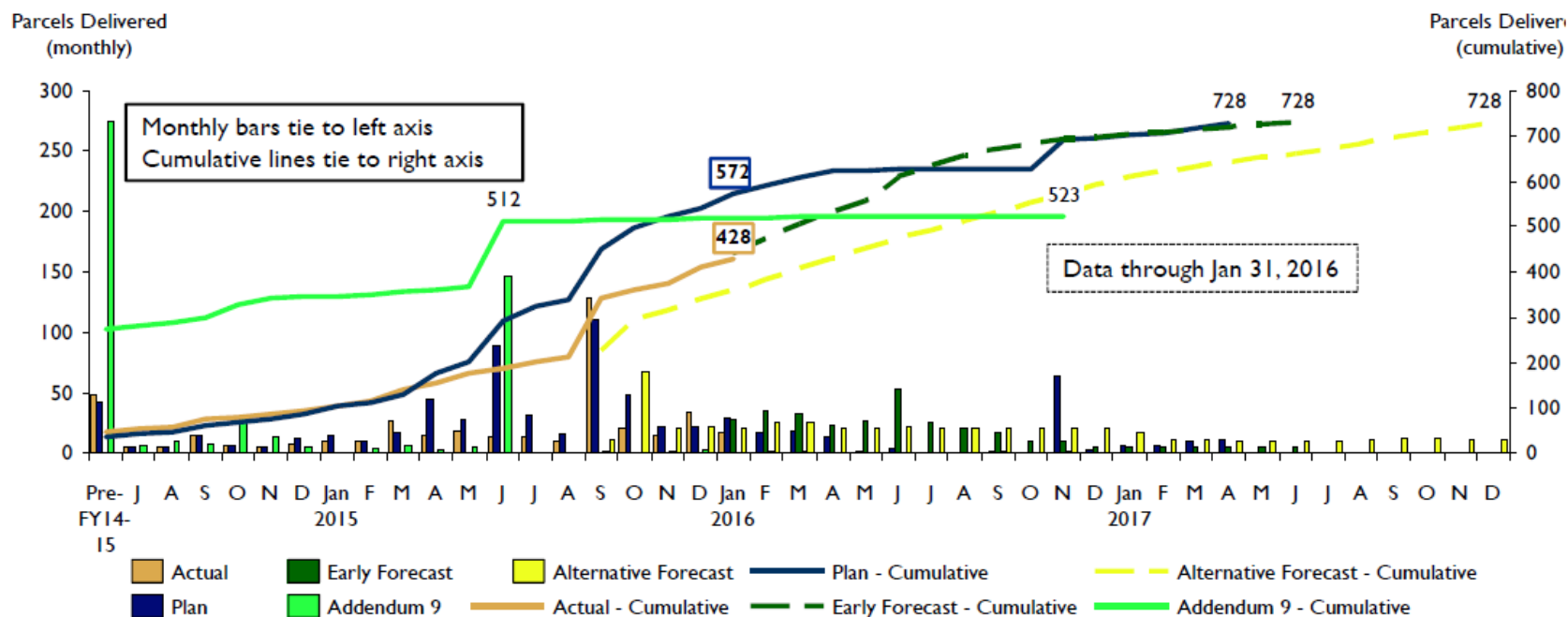
CPI, CP2-3 & CP4 Delivered to DB by Year
(in number of parcels)



Source: Feb 19, 2016 ROW Weekly Report

CONSTRUCTION PACKAGE 1 ROW STATUS

CPI - Delivered to DB (number of parcels)



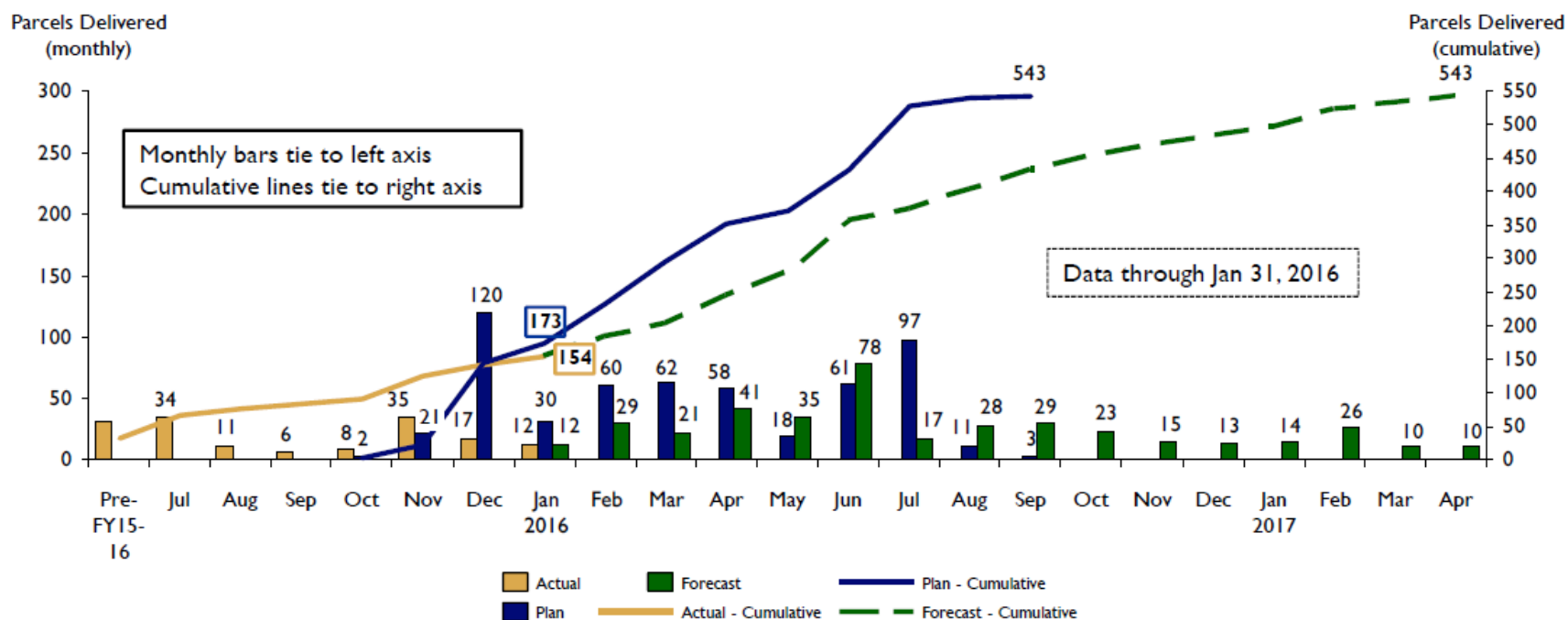
Notes:

1. "Plan": Negotiated schedule as of December 2014 plus public parcels, design changes and new parcels.
2. "Early Forecast" and "Alternative Forecast": Early forecast is continually refined based on expected delivery schedule. The Alternative Forecast reflects potential delays.
3. CPI total parcels continually updated as design changes are approved.
4. "Addendum 9" refers to original contract schedule. The "Plan" superseded Addendum 9, thus it has not been updated to reflect the additional public parcels

Source: Feb 19, 2016 ROW Weekly Report

CONSTRUCTION PACKAGE 2-3 ROW STATUS

CP2-3 - Delivered to DB (in number of parcels)



Notes:

1. The "Plan" numbers have been developed as a placeholder until acquisition plan with DB is finalized.
2. "Forecast": Continually refined based on expected delivery.
3. Total number of parcels will be updated as design changes are approved.

Source: Feb 19, 2016 ROW Weekly Report

RIGHT-OF-WAY: Lessons Learned

- **Early Steps and Actions Taken for Improvement**
 - » Learn from CP 1 Mistakes
 - » Developed Process and Procedures (new agency)
 - » Continuously Improve and Refine Processes
 - » Monitor Progress and Manage for Desired Outcomes
 - » Developed Relationship with Agencies
 - » Training Staff & Consultants Representing CHSRA
 - » Listen to Our Customers and Make Adjustments when Needed

RIGHT-OF-WAY: Lessons Learned

- **Keys to Improve Future Right-of-Way Delivery Performance**
 - » Early involvement of right-of-way staff as we move through environmental to reduce the number of complex acquisitions
 - » Start appraisal mapping and appraisals once the preferred alignment alternative is selected
 - » Environmentally clear a larger right-of-way footprint to accommodate design changes/refinements
 - » Partner with design-builders to identify and acquire critical parcels to allow long lead construction elements to begin first

Questions?

AGENDA ITEM 5:

**CONSIDER AMENDING THE EXISTING CONTRACTS FOR
RIGHT-OF-WAY ENGINEERING AND SURVEYING SUPPORT SERVICES**

CURRENT ROW ENGINEERING CONTRACTS

- **Currently Four Right-of-Way Engineering Contracts**
 - » Executed in 2014, total Authority of \$16 Million
 - » Initially Five Contracts Valued at \$3.2 Million
 - » Fifth Contract was Terminated by Mutual Consent
 - » Term of Four Years
 - » Work includes: Boundary Surveys, Appraisal Maps, Railroad Agreement Exhibits, Plats and Legal Descriptions, Title Research, Condemnation Support, and Property Staking as Needed
 - » Geographical Limits: First Construction Segment (FCS)

ROW ENGINEERING PROPOSAL DETAILS

- **\$10 Million to Augment Existing Four Contracts**
- **No firms will be augmented by more than \$3.5 million**
- **Extends Term for 2 years to April 30,2020**

- **Separate Request for Qualifications up to \$5 million for One Firm for additional work outside First Construction Segment (north of CP 1 and south of CP 4)**

AMENDMENT PURPOSE, RATIONALE & IMPLEMENTATION

- **Additional Funds Address New Work Including:**
 - » Contractor Design Refinements and ATC's
 - » Changes from Condemnation And Property Negotiations
- **Additional Time Will Ensure:**
 - » Retention of Institutional Memory
 - » Continuity and Momentum in Right-of-way Delivery
- **Implementation:**
 - » Contract Amendment for Terms
 - » Task Order Based Work Assignments

ROW ENGINEERING CONTRACTS STATUS AND PROPOSAL

Contract Number	Contract Value	Value of Issued Task Orders	Contract Balance
HSR 13-64 to HSR 13-68	\$16.00 million	\$11.93 million	\$4.07 million
Amendment – HSR 13-64 to HSR 13-68 (proposed)	\$10 million	\$0 million	\$10.00 million
HSR 16-XX (under delegated authority)	\$5.00 million	\$0 million	\$5.00 million
TOTAL	\$31.00 million	\$11.93 million	\$19.07 million

RIGHT-OF-WAY ENGINEERING AMENDMENT REQUEST

Questions?

AGENDA ITEM 6:

**CONSIDER RELEASING A REQUEST FOR PROPOSALS FOR
ADDITIONAL RIGHT-OF-WAY SERVICES**

ROW SERVICES PROPOSAL DETAILS

- **Request for Proposal**
- **Multiple Teams Eligible**
- **\$44 Million**
 - » Up to \$10 Million to Augment Existing Contracts During Procurement
- **Five Year Term Limit**
- **Scope Includes:**
 - » Phase I & II Property Environmental Assessments
 - » Appraisals
 - » Land Rights and Real Property Acquisition
 - » Relocation Assistance
 - » Administration and Other Real Property Services

ROW SERVICES PURPOSE AND RATIONALE

- **Central Valley Refinements**
 - » Contractor Design Refinements and ATC's
 - » Changes from Condemnation And Property Negotiations
- **Expanded Geographic Scope**
 - » Extends North to Merced and South to Bakersfield
 - » Potential Early Acquisition Activities in other segments

CURRENT ROW SERVICES CONTRACTS STATUS

Contract Number	Contract Value	Value of Issued Task Orders	Contract Balance
HSR 11-02 (ROW 1-4)	\$42.50 million	\$37.81 million	\$4.69 million
HSR 14-14 (ROW 1-8)	\$35.00 million	\$24.43 million	\$10.57 million
HSR 16-XX (proposed)	\$44.00 million	\$0 million	\$44.00 million
TOTAL	\$121.50 million	\$62.24 million	\$59.26 million

RIGHT-OF-WAY SERVICES RFP REQUEST

Questions?